

GWURR Package Cover Sheet

Site Name Dahlke Auto Inc

Site Address 9230 Hwy. 54 East, Wisconsin Rapids, WI

BRRTS # 02-50-099213<sup>PDF</sup> Date of Closure Decision 11/18/99

PIN  
Tax Parcel # Portage Co. # 030-23-0732-12.01

☒ Groundwater Use Restriction

☒ Location map

☒ Detailed site map

☒ Groundwater flow/isoconcentration maps

☒ Geologic cross sections

☒ Latest table(s) of analytical results (soil results included only if soil deed restriction is incorporated into groundwater use restriction document)

☒ Closure letter(s)

543646.6713181 X

439116.8262650 Y

569579

Document Number

GROUNDWATER USE RESTRICTION

REGISTER'S OFFICE  
PORTAGE COUNTY, WI  
RECEIVED FOR RECORD } ss

Declaration of Restrictions

In Re: Lot 1 of Certified Survey Map #5642 recorded in Certified Survey Maps, Volume 20, Page 213, Portage County Records, being a part of the Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼ ) of Section Thirty-two (32), Township Twenty-three (23) North, Range Seven (7) East, Town of Plover, Portage County, Wisconsin.

STATE OF WISCONSIN                    )  
  ) ss  
COUNTY OF WOOD                    )

JAN 05 2000  
TIME: 10:00 A M  
*Cynthia A. Wisniewski*  
CYNTHIA A. WISNIEWSKI REGISTER OF DEEDS  
pd 16-

Recording Area

Name and Return Address  
G. H. Nettesheim, Attorney  
P.O. Box 639  
Wisconsin Rapids, WI

54495-0639

030-23-0732-12.01

Parcel Identification Number (PIN)

WHEREAS, John W. Dahlke and Rita Dahlke, husband and wife, are the owners of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property, and contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at the following locations on the following dates:

- A. Benzene in Monitoring Well #1 on 9-30-98 at 9.63 ug/l.
- B. Benzene in Monitoring Well #4 on 8-24-98 at 24.1 ug/l.
- C. Total xylene in Monitoring Well #4 on 8-24-98 at 1271 ug/l.
- D. Naphthalene in Monitoring Well #4 on 8-24-98 at 56.2 ug/l.

And further soil contamination existed on the property at the following location on the following date:

- E. Lead in Site Boring #1 on 1-23-96 on 87.6 ug/l.

And further, attached hereto as Exhibit A is a copy of the site map showing the location of the monitoring wells and the site borings.

WHEREAS, it is the desire and intention of the property owners to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

**COPY**

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

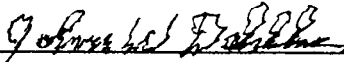
If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

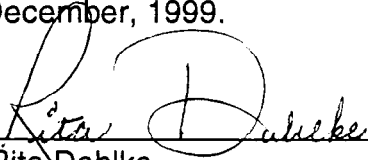
This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

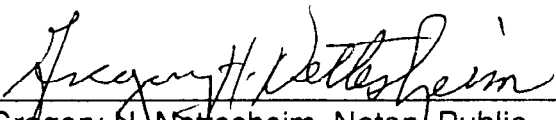
569579

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 31 day of December, 1999.

  
\_\_\_\_\_  
John W. Dahlke

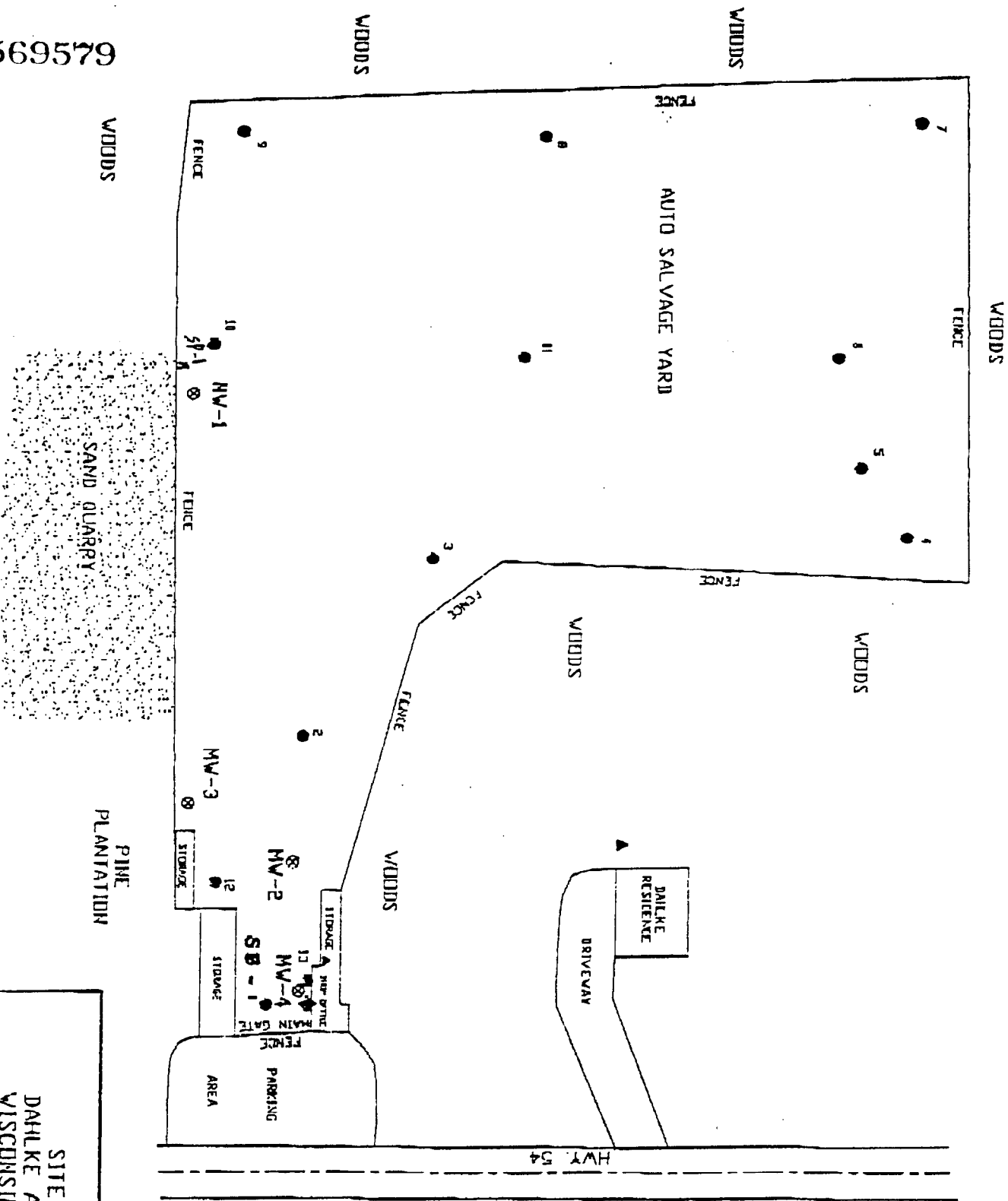
  
\_\_\_\_\_  
Rita Dahlke

Subscribed and sworn to before me this 31<sup>st</sup> day of December, 1999.

  
\_\_\_\_\_  
Gregory H. Nettesheim, Notary Public,  
County of Wood, State of Wisconsin  
Commission is permanent.

This document was drafted by the Wisconsin Department of Natural Resources.

569579



- LEGEND**
- ⊗ MONITORING WELL
  - EXISTING BORING
  - ▲ DR. WELL (not recorded in log)



**SITE MAP**  
**DAHLKE AUTO, INC.**  
**WISCONSIN RAPIDS,**  
**WISCONSIN**

PROJECT NO	PREPARED BY
C2201	TGD
DATE	REVIEWED BY
3/13/98	TAM



Alliance  
 Environmental  
 Consultants, Inc.

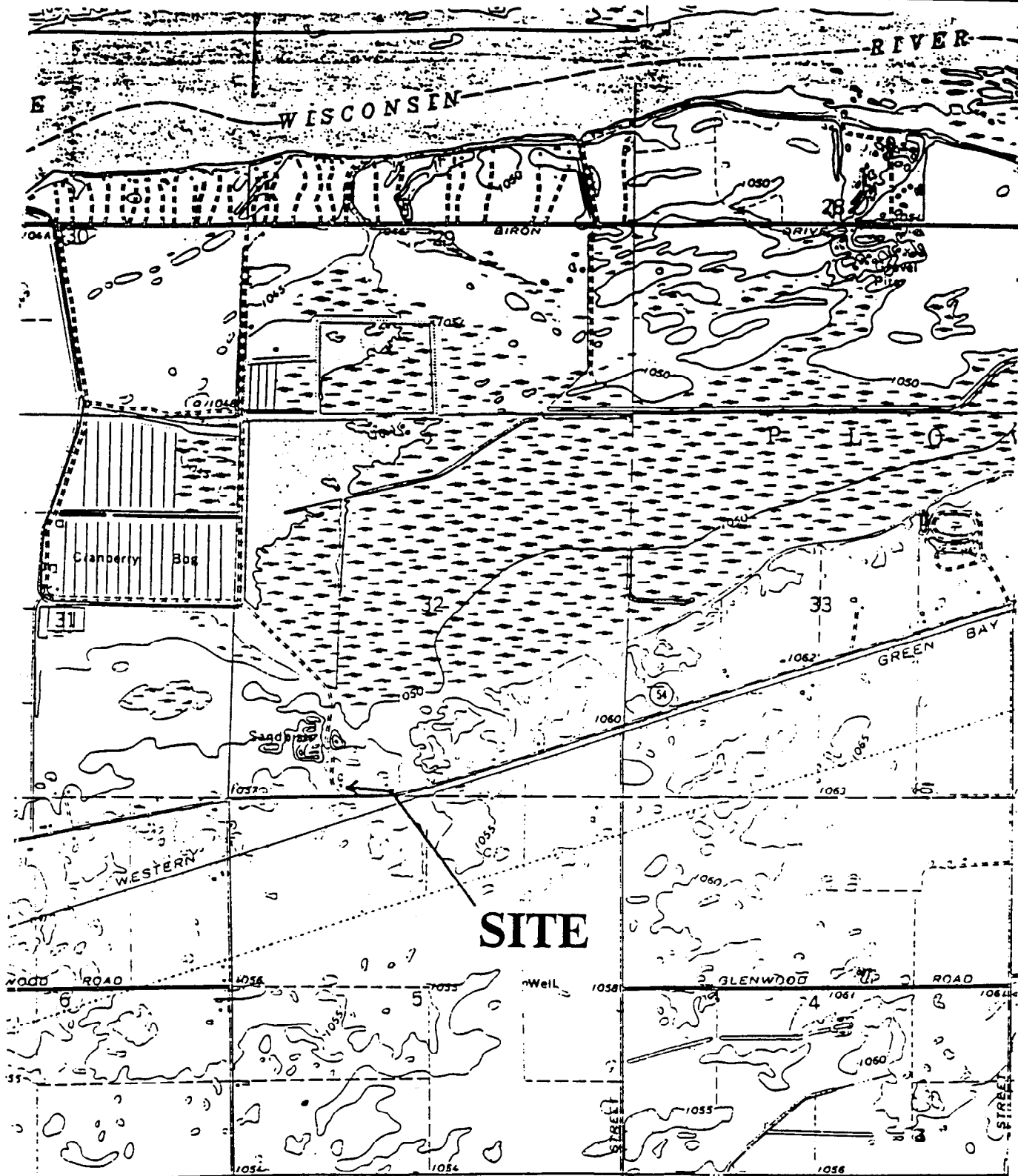
**EXHIBIT**

**A**

DNR #

0715 838 6078

12/21/99 09:49

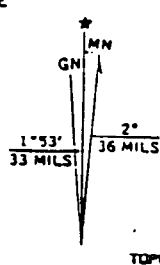


SCALE 1:24 000

0 1 MILE



QUADRANGLE LOCATION



TOPO

FIGURE 1: TOPOGRAPHIC MAP  
DAHLKE AUTO, INC.  
WISCONSIN RAPIDS, WISCONSIN

PROJECT NO.  
302201

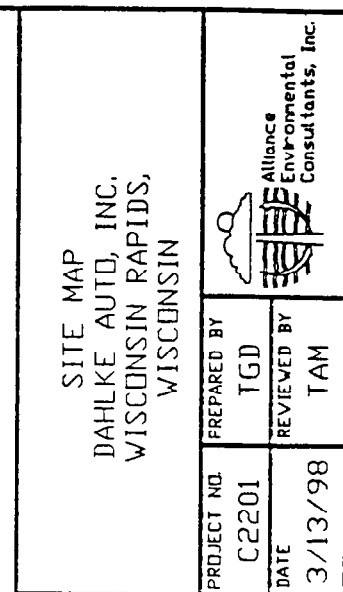
DATE  
3/30/96

PREPARED BY  
TGD

REVIEWED BY  
KAS



Alliance  
Environmental  
Consultants, Inc.

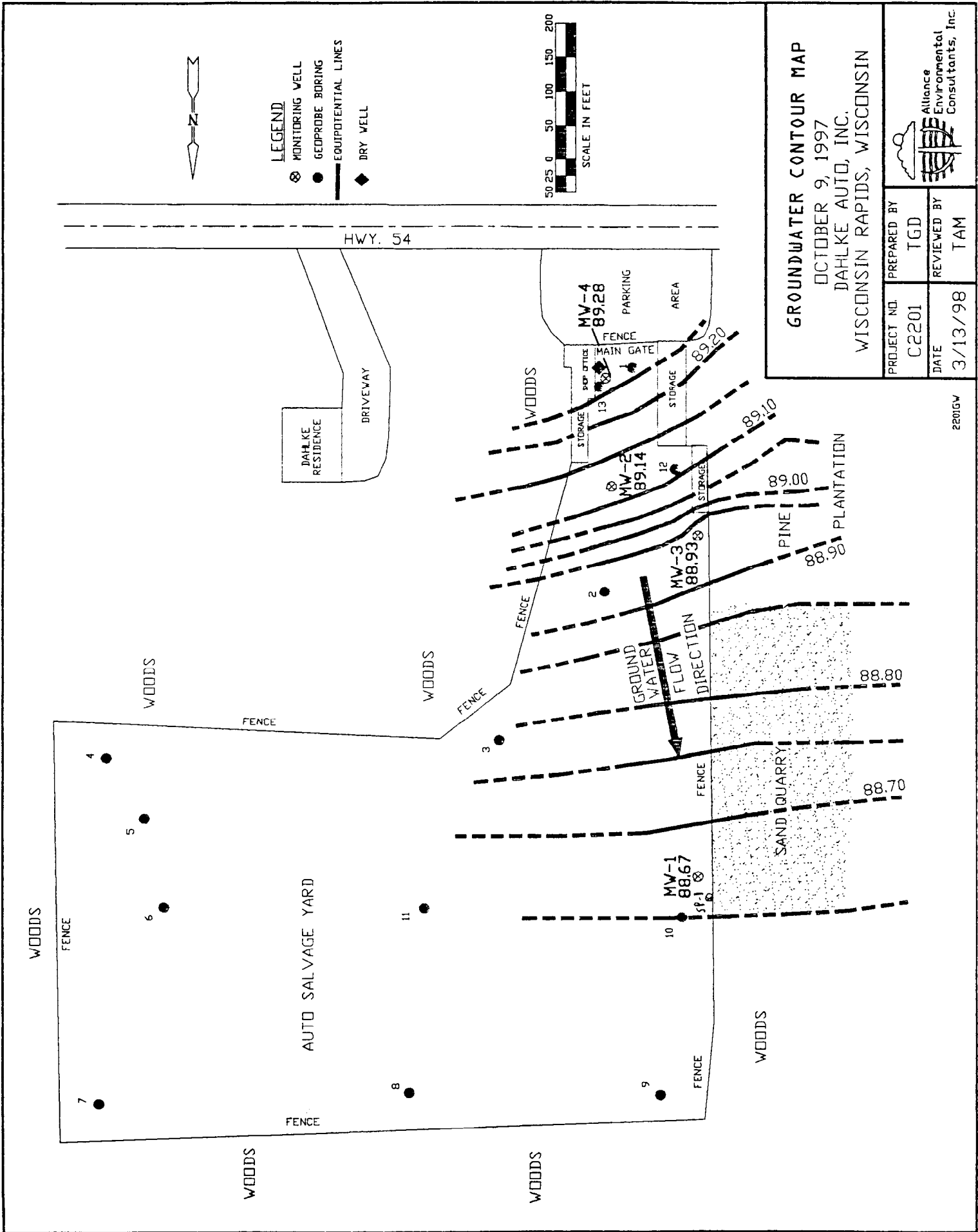


SITE MAP  
DAHLKE AUTO, INC.,  
WISCONSIN RAPIDS,  
WISCONSIN

PROJECT NO. C2201	PREPARED BY TGD
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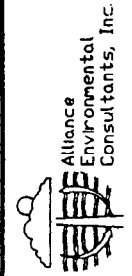
DATE	3/13/98	REVIEWED BY	TAM
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DHL SURSI



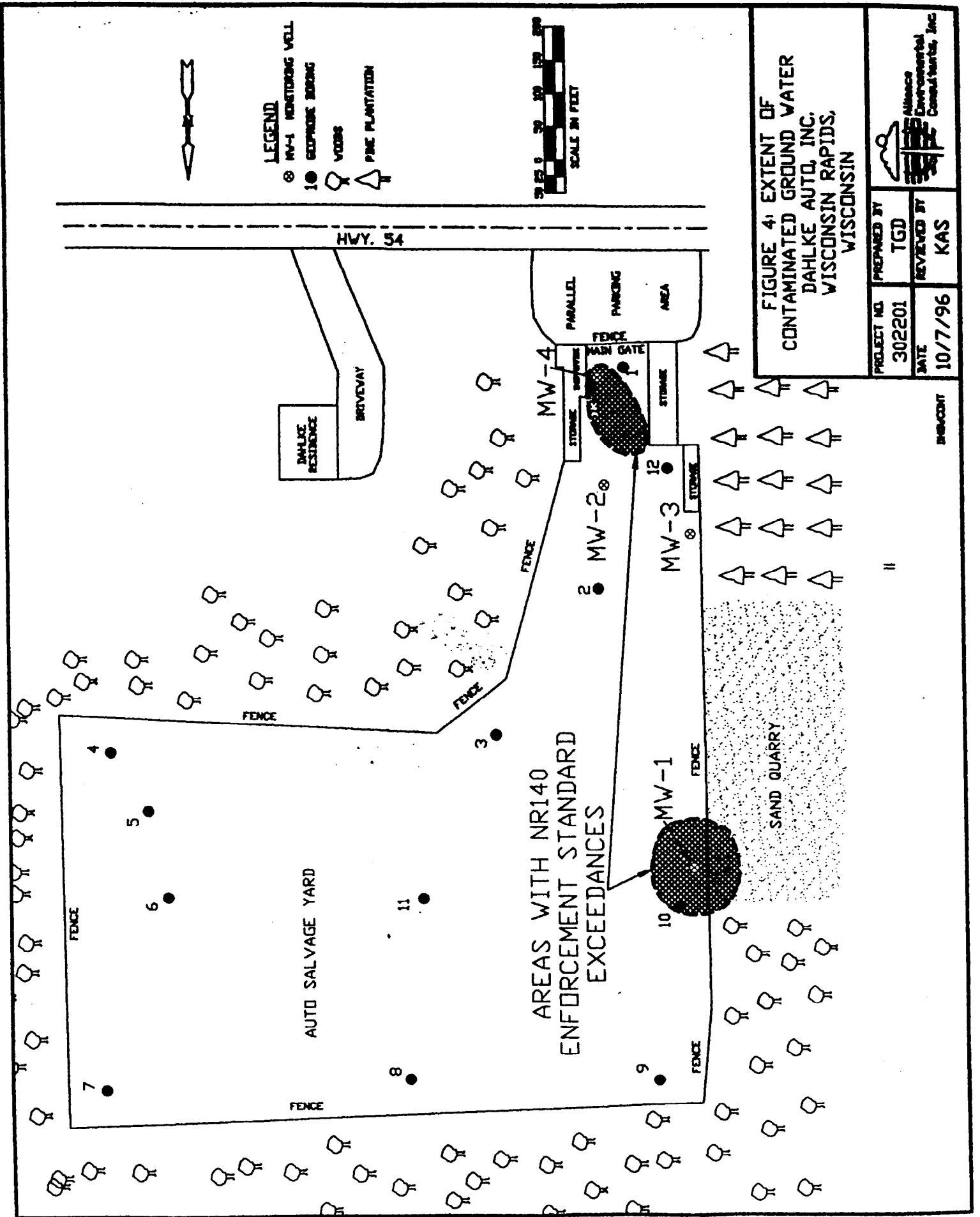
**GROUNDWATER CONTOUR MAP**  
 OCTOBER 9, 1997  
 DAHLKE AUTO, INC.  
 WISCONSIN RAPIDS, WISCONSIN

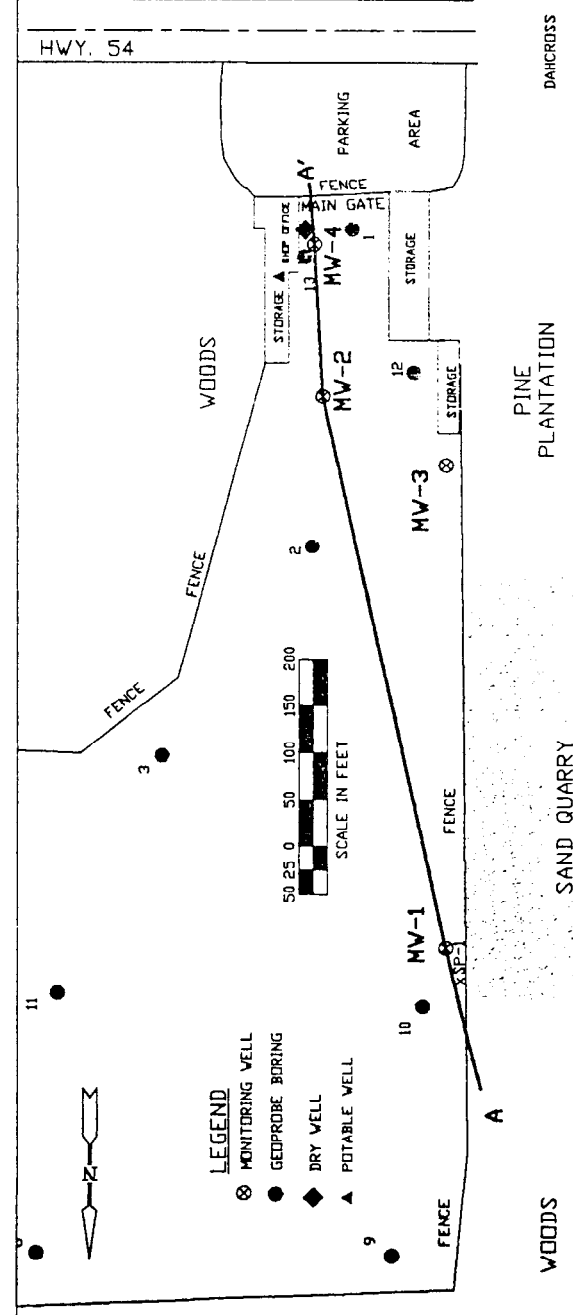
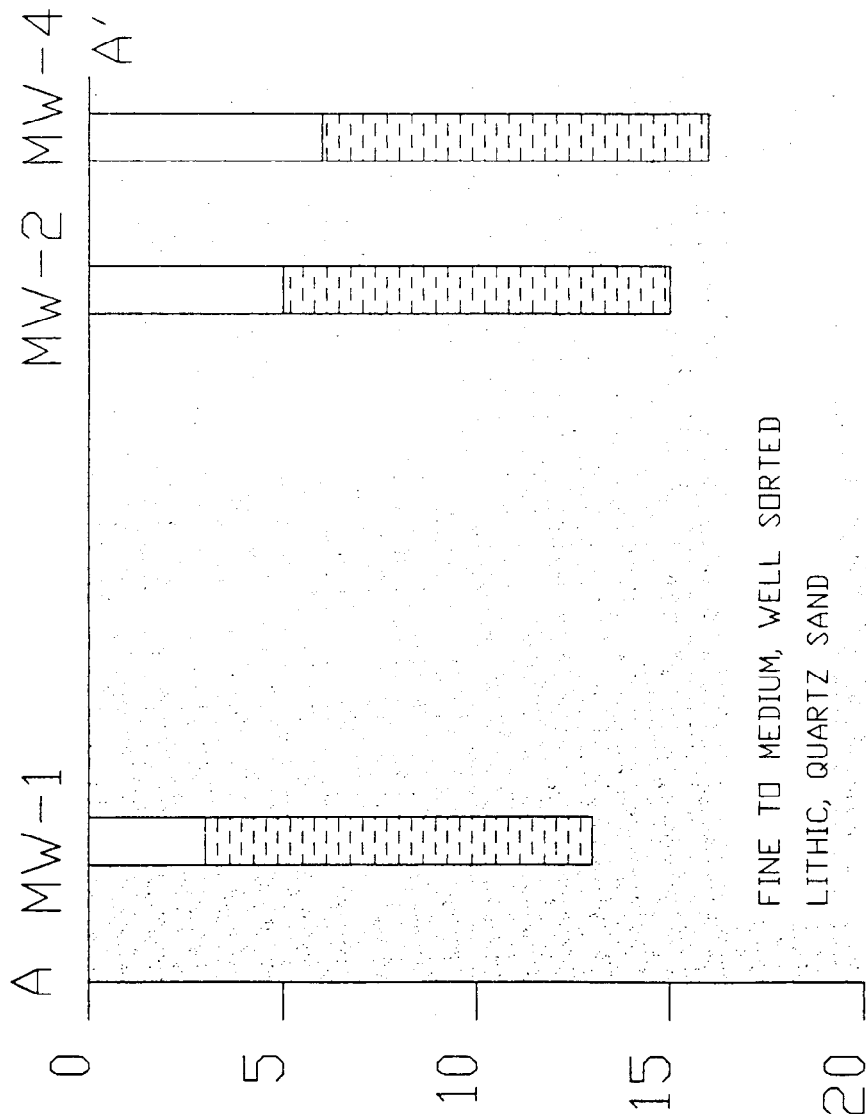
PROJECT NO.	PREPARED BY
C2201	TGD
DATE	REVIEWED BY
3/13/98	TAM



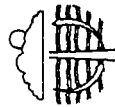
2201GW







CROSS SECTION  
DAHLKE AUTO, INC.  
WISCONSIN RAPIDS,  
WISCONSIN

PROJECT NO.	C2201	PREPARED BY	TGD
DATE	11/28/98	REVIEWED BY	TAM
 Alliance Environmental Consultants, Inc.			

# Table: Ground Water Analytical Results

Dahle Auto, Inc.

Wisconsin Rapids, Wisconsin

Alliance No: C2201

N/A = Not Available

ES = Enforcement Standard

GRO = Gasoline Range Organics

DRO = Diesel Range Organics

ug/l = Micrograms per Liter (ppb)

= Exceeds Enforcement Standard

= Exceeds Preventive Action Limit

15	22.4
5	1.48

## MW-1

All units in ug/l	ES	5/28/96	11/11/96	2/20/97	6/18/97	10/9/97	4/30/98	8/24/98	9/30/98
Benzene	5	8.09	251	16.9	36	2.72	1.48	22.4	9.63
Ethylbenzene	700	ND < 1.0	25.2	21.8	9.55	ND < 1.0	29.2	ND < 1.0	ND < 1.0
MTBE	60	ND < 1.0	ND < 1.0	ND < 5.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Toluene	343	ND < 1.0	89.6	5.62	2.18	ND < 1.0	1.21	ND < 1.0	ND < 1.0
1,2,4-Trimethylbenzene	N/A	9.03	42.3	198	19.1	ND < 1.0	194	5.61	ND < 1.0
1,3,5-Trimethylbenzene	N/A	1.24	7.12	70	1.23	ND < 1.0	34.8	ND < 1.0	ND < 1.0
Total Xylene	620	25.1	154.8	114.9	77.1	ND < 1.0	88.4	2.06	ND < 1.0
1-Methyl Naphthalene	N/A	ND < 0.04	3.83	12.4	ND < 0.12	1.07	ND < 0.06	0.21	ND < 0.12
2-Methyl Naphthalene	N/A	ND < 0.12	4.69	15.8	ND < 0.14	1.86	1.59	ND < 0.07	ND < 0.14
Naphthalene	40	0.68	8.73	7.44	ND < 0.1	0.832	1.43	0.091	ND < 0.1
Phenanthrene	N/A	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08
GRO	N/A	139	883	1870	288	ND < 50	1410	148	53.5
DRO	N/A	441	667	461	506	392	280	374	204

## MW-2

All units in ug/l	ES	5/28/96	11/11/96	2/20/97	6/18/97	10/9/97	4/30/98	8/24/98	9/30/98
Benzene	5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	
Ethylbenzene	700	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	
MTBE	60	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	
Toluene	343	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	
1,2,4-Trimethylbenzene	N/A	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	
1,3,5-Trimethylbenzene	N/A	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	
Total Xylene	620	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	
1-Methyl Naphthalene	N/A	ND < 0.02	ND < 0.02	ND < 0.02	ND < 0.06	ND < 0.06	ND < 0.06	ND < 0.06	
2-Methyl Naphthalene	N/A	ND < 0.06	ND < 0.06	ND < 0.06	ND < 0.07	ND < 0.07	ND < 0.07	ND < 0.07	
Naphthalene	40	ND < 0.03	ND < 0.03	0.075	ND < 0.05	ND < 0.05	ND < 0.05	ND < 0.05	
Phenanthrene	N/A	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	
GRO	N/A	ND < 50	ND < 50	ND < 50	ND < 50	ND < 50	ND < 50	ND < 50	
DRO	N/A	331	ND < 100	ND < 100	ND < 100	202	ND < 100	ND < 100	

Chemicaldata

Prepared by Alliance Environmental Consultants, Inc.

**Table: Ground Water Analytical Results**  
**Dahlike Auto, Inc.**  
**Wisconsin Rapids, Wisconsin**  
**Alliance No: C2201**

N/A = Not Available

ES = Enforcement Standard

GRO = Gasoline Range Organics

DRO = Diesel Range Organics

ug/l = Micrograms per Liter (ppb)

15 = Exceeds Enforcement Standard

5 = Exceeds Preventive Action Limit

*15/11/96*

**MW-3**

All units in ug/l	ES	5/28/96	11/11/96	2/20/97	6/18/97	10/9/97	4/30/98	8/24/98	9/30/98
Benzene	5	ND < 0.5	24.6	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	
Ethylbenzene	700	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	
MTBE	60	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	
Toluene	343	ND < 1.0	1.45	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	
1,2,4-Trimethylbenzene	N/A	ND < 1.0	3.99	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	
1,3,5-Trimethylbenzene	N/A	ND < 1.0	1.29	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	
Total Xylene	620	ND < 1.0	21.08	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	
1-Methyl Naphthalene	N/A	ND < 0.02	0.596	ND < 0.02	ND < 0.06	ND < 0.06	ND < 0.06	ND < 0.06	
2-Methyl Naphthalene	N/A	ND < 0.06	0.393	ND < 0.06	ND < 0.07	ND < 0.07	ND < 0.07	ND < 0.07	
Naphthalene	40	ND < 0.06	2.17	0.06	ND < 0.05	ND < 0.05	ND < 0.05	ND < 0.05	
Phenanthrene	N/A	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	
GRO	N/A	ND < 50	93.8	ND < 50	ND < 50	ND < 50	ND < 50	ND < 50	
DRO	N/A	130	129	ND < 100	ND < 100	ND < 100	ND < 100	ND < 100	

**MW-4**

All units in ug/l	ES	5/28/96	11/11/96	2/20/97	6/18/97	10/9/97	4/30/98	8/24/98	9/30/98
Benzene	5	16.2	156	8410	20.2	167	291	24.1	
Ethylbenzene	700	43.1	194	1600	106	207	123	159	
MTBE	60	ND < 5.0	ND < 5.0	ND < 100	ND < 10.0	ND < 50	ND < 20.0	ND < 5.0	
Toluene	343	408	1190	15600	595	1040	996	219	
1,2,4-Trimethylbenzene	N/A	304	750	1650	517	675	315	454	
1,3,5-Trimethylbenzene	N/A	133	238	438	170	218	125	163	
Total Xylene	620	1194	2341	10020	1598	2355	1091	1271	
1-Methyl Naphthalene	N/A	ND < 0.02	8.67	174	11.4	16.9	ND < 0.6	18.7	
2-Methyl Naphthalene	N/A	ND < 0.06	ND < 0.06	226	27.9	7.79	27.1	34.1	
Naphthalene	40	ND < 0.03	21.6	391	44.3	8.73	85.9	56.2	
Phenanthrene	N/A	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	ND < 0.08	
GRO	N/A	4050	13600	52400	5070	7520	4700	3930	
DRO	N/A	2550	6800	10300	3040	4990	3860	3570	

# Table: Ground Water Analytical Results

Dahke Auto, Inc.

Wisconsin Rapids, Wisconsin

Alliance No: C2201

N/A = Not Available

ES = Enforcement Standard

GRO = Gasoline Range Organics

DRO = Diesel Range Organics

ug/l = Micrograms per Liter (ppb)

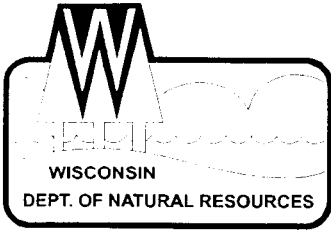
= Exceeds Enforcement Standard

= Exceeds Preventive Action Limit

15
5

## SP-1

All units in ug/l	ES	8/24/98	9/30/98
Benzene	5	ND < 0.5	<u>1.93</u>
Ethylbenzene	700	10.5	6.15
MTBE	60	ND < 1.0	ND < 1.0
Toluene	343	ND < 1.0	1.28
1,2,4-Trimethylbenzene	N/A	12.1	14.9
1,3,5-Trimethylbenzene	N/A	ND < 1.0	ND < 1.0
Total Xylene	620	ND < 1.0	1.78
1-Methyl Naphthalene	N/A	0.846	0.752
2-Methyl Naphthalene	N/A	0.283	ND < 0.07
Naphthalene	40	<u>18.9</u>	2.87
Phenanthrene	N/A	ND < 0.08	0.091
GRO	N/A	301	210
DRO	N/A	1840	1260



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters  
1300 W. Clairemont Avenue  
PO Box 4001  
Eau Claire, Wisconsin 54702-4001  
Telephone 715-839-3700  
FAX 715-839-6076  
TDD 715-839-2786

November 22, 1999

File Ref: BRRTS #02-50-099213

Mr. Jack Dahlke  
Dahlke Auto  
9230 Hwy 54 E  
Wisconsin Rapids, WI 54494

Subject: Conditional Site Closure, Dahlke Auto, 9230 Hwy 54 E, Wisconsin Rapids, WI

Dear Mr. Dahlke:

On April 12, 1996, the Department of Natural Resources provided a notice to you that the degree and extent of petroleum contamination at the above-referenced site was required to be investigated and remediated. We have since been informed that the required work has been completed and have received your request for closure, together with the appropriate fee.

On November 18, 1999, the above-referenced site was reviewed by the West Central Region Closeout Committee for a determination as to whether or not the case qualified for closure under Chapter NR 726, Wisconsin Administrative Code. Based on the information submitted to the Department, the contamination on the site property appears to have been remediated to the extent practicable under site conditions. Therefore, the Department considers the case "conditionally closed," having determined that no further action is necessary on the site at this time if the following conditions are met:

**GROUNDWATER USE RESTRICTION** The latest groundwater analytical results for the above-referenced property indicate exceedances of Chapter NR 140, Wisconsin Administrative Code, standards. Therefore, a groundwater use restriction which meets the requirements of Section NR 726.05(8)(am), Wisconsin Administrative Code, must be recorded with the County Register of Deeds within 45 days of the date of this letter.

A sample of a groundwater use restriction is enclosed for your convenience. Site specific information should be inserted, **a site map attached**, and a draft sent or faxed to me for review by Department legal staff. Following our review, I will contact you to advise you to proceed. You will then be required to file the final draft with the County Register of Deeds. To document that this condition has been met, you must submit to the Department a copy of the recorded groundwater use restriction, with the recording information stamped on it, within 15 days after the County Register of Deeds returns the document to you.

Mr. Jack Dahlke  
November 22, 1999  
Page 2

MONITORING WELL ABANDONMENT The monitoring wells at the site must be properly abandoned in compliance with Chapter NR 141, Wisconsin Administrative Code. NOTE: MONITORING WELLS SHOULD BE ABANDONED ONLY AFTER ALL OTHER CONDITIONS OF CLOSURE ARE MET. Documentation of well abandonment must be submitted to us on forms provided by the Department once this task has been completed. Please be certain that the abandonment contractor identifies the site completely on the forms and that the forms are sent to my attention. Abandonment forms not completely filled out or not sent directly to me may not reach me, and I will not be able to complete the closure of your case.

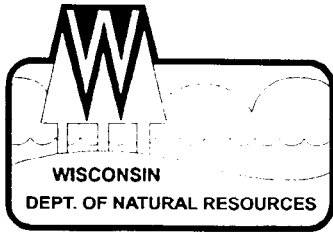
NOTICE OF REMAINING SOIL CONTAMINATION Based on information submitted to the Department, residual lead contamination may remain in soil north of the main gate near the location of SB-1. If the residual contamination is excavated, the property owner at that time will be required to sample and analyze the excavated material in order to properly store, treat, or dispose of it.

As soon as the above conditions have been met, a final case closure letter will be sent to you. The Department appreciates the actions you have undertaken to protect human health and the environment at this site. If you have any questions, please feel free to contact me at (715) 839-3748.

Sincerely,

Mae Willkom  
Hydrogeologist

Cc: Kenneth Shimko, Meridian Alliance Group, LLC, 420 South Barstow Street, Eau Claire, WI 54701  
Lisa Gutknecht, WDNR, Wausau



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters  
1300 W. Clairemont Avenue  
PO Box 4001  
Eau Claire, Wisconsin 54702-4001  
Telephone 715-839-3700  
FAX 715-839-6076  
TDD 715-839-2786

February 7, 2000

File Ref: BRRTS #02-50-099213

Mr. Jack Dahlke  
Dahlke Auto  
9230 Hwy 54 E  
Wisconsin Rapids, WI 54494

Subject: Site Closure, Dahlke Auto, 9230 Hwy 54 E, Wisconsin Rapids, WI

Dear Mr. Dahlke:

On November 18, 1999, the above-named site was reviewed by the West Central Region Closeout Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code. Based on the investigative and remedial documentation which you provided, the Department granted conditional closure status to the site, contingent upon your placement of a groundwater use restriction on the property and proper abandonment of all monitoring wells.

On January 21, 2000, the Department received a copy of the recorded groundwater use restriction. In addition, the Department has received copies of the monitoring well abandonment forms, as documented in correspondence received from Meridian Alliance Group, LLC on February 3, 2000. Therefore, the Department considers the case "closed," having determined, pursuant to ch. NR 726, Wis. Adm. Code, that no further action is necessary at the site. However, please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

If you should have additional questions related to this matter please feel free to contact me at (715) 839-3748. Thank you for helping to protect health and the environment in Wisconsin.

Sincerely,

Mae Willkom  
Hydrogeologist

Cc: Kenneth Shimko, Meridian Alliance Group, LLC, 420 South Barstow Street, Eau Claire, WI 54701  
Lisa Gutknecht, WDNR, Wausau  
Dale Ziege, RR/3